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HOUSING & URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

The 10th October, 2025

DRAFT

ODISHA DEVELOPMENT AUTHORITIES (PLANNING AND BUILDING STANDARDS) THIRD AMENDMENT RULES, 2025

No.23990-HUD-TP-POLICY-0005/2020/HUD-The following draft of certain rules further to amend the Odisha Development Authorities (Planning and Building Standards) Rules, 2020, which the State Government proposes to make in exercise of powers conferred by Section 123 of the Odisha Development Authority Act, 1982 (Odisha Act 14 of 1982) is hereby published as required by Section 125 of the said Act for information of all persons, likely to be affected thereby and notice is hereby given that the said draft rules will be taken into consideration on or after expiry of a period of 15 days from the date of their publication in the *Odisha Gazette*.

Any objection or suggestion which may be received from any person with respect to the said draft before expiry of the period specified above will be considered by the State Government.

DRAFT RULES

1.**Short title, extent and commencement.—** (1)These rules may be called the Odisha Development Authorities (Planning and Building Standards) Third Amendment Rules, 2025.

(2) They shall extend to all the "development areas" which are so declared under sub-section (1) of section 3 of the Odisha Development Authorities Act, 1982.

(3) They shall come into force on the date of their publication in the *Odisha Gazette*.

2.In the Odisha Development Authorities (Planning and Building Standards) Rules, 2020 (hereinafter referred to as the said Rules), the rule 27, shall be substituted, namely.—

"27. Uniform Zoning Rules.— (1) In the Development Plan, various Land Use Zones (LUZ) are delineated with their respective boundaries, and such zones shall be regulated in accordance with the provisions contained in Table No. 3A. Any existing zoning regulations applicable to the said Land Use Zones and prescribed under the Zoning Regulations of the respective Development Authorities shall stand superseded from the date of commencement of these amendment rules:

Provided that, where the Development Plan indicates any land use other than that provided in Table No. 3A, the development within such land use zones shall be regulated in accordance with the provisions of the zoning regulations prescribed in the respective Development Plan and regulations.

(2)Except as otherwise provided, no structure or land hereinafter shall be used, and no structure shall be erected, re-erected or altered, unless such use is in conformity with the applicable zoning rules or regulations, as the case may be, and the provisions of these rules.

(3)In cases where a layout plan has been approved and specific land uses have been assigned to various plots therein, such land uses shall be adhered to, unless any such use falls under the prohibited category specified in the applicable zoning rules or regulations, as the case maybe, for the respective Land Use Zone (LUZ).

(4)Without prejudice to any other law for the time being in force, all places of worship, temples, churches, mosques, burial and cremation ground, public utility buildings and industrial buildings as existing on the date of notification for inclusion of the area under the Development Area as notified under Section 3 of the Act, shall be exempted from being treated as non-conforming uses:

Provided that continuance of such uses are not detrimental to the locality as decided by the Authority from time to time for consideration of such cases:

Provided further that, in respect of all non-conforming land uses existing prior to the inclusion of the area within the Development Area, no expansion shall be permitted; and at the time of redevelopment, the zoning rules or regulations, as the case maybe, in force on the date of such application submitted under Section 16 of the Act, shall apply."

3.In the said Rules, after Rule 27, the following rules shall be inserted, namely.—

"27A. Different use of land.— (1) Permission for different uses shall be accorded for principal uses earmarked in the different zones as described in Table No.3A.

(2)Permission for different uses described in column (d) of the Table No.3A shall be accorded on special consideration by the DP and BP Committee and reasons for such consideration shall be recorded in writing and it is further provided that Authority may prescribe terms and conditions including levy of fees and charges for guidance of the committee for consideration of such cases.

(3)The activities specified in column (e) of the said Table shall not be permitted in the areas reserved for particular uses.

(4)The purposes which are not specified in column (c), column (d) and column (e) of the Table No.3A shall be interpreted by the DP and BP committee on basis of such analogous entries in these columns.

(5)Developments may be permitted on recommendation of DP and BP Committee in the open space LUZ if the following conditions are satisfied along with other conditions of these rules, namely:—

(i) the land is a stitiban land and is not a leasehold land;

(ii) the coverage is not more than 50%;

(iii) the height is not more than 7.0 meters; and

Provided that if applicant reserves 40% of the area as public open space then the above said restrictions shall not apply:

Provided further that such 40% public open space shall be surrendered by way of free gift to the Authority for development of community space, public park, playground etc.:

Provided also that the Competent Authority shall have the discretion to combine two or more such surrendered plots of land to form one large contiguous plot of land and may also allow exchange of such surrendered plots with other landowners in similar land use zones so as to form a contiguous bigger plot of land for public use after such reservation. In this process, principles followed for the purpose of implementation of Town Planning Scheme shall be taken into consideration.

(6) Mixed use of the building may be permitted in a particular zone on the recommendation of DP and BP committee on a plot size of 500 square meters and above and abutting road of minimum 12 meters width:

Provided that the principal use of the building shall cover not less than 2/3rd of the total floor area and other permitted uses shall not exceed 1/3rd of the total area:

Provided further that for FAR over and above Base FAR, the applicant shall have the option to change the above proportion subject to minimum 1/3rd of built-up area towards principal use.

(7) Subject to the provisions contained in Rule 20 of Odisha Development Authorities (Planning and Building Standards) Rules, 2020, the following provisions

shall be applicable for all constructions in Special Heritage Zone earmarked in the Comprehensive Development Plan, namely:—

(i) the maximum height of the building shall not exceed 15 meters; and

(ii) all proposals for development over an area of more than 500 square meter or ten meter height or both shall only be considered on recommendations of the DP and BP committee with representation from the Archaeological Survey of India and the Odisha State Archaeology.

(8)Subdivisional Layouts shall be permitted in Environmentally Sensitive Zone , if the following conditions are satisfied along with other conditions of these rules, namely:—

(i) the minimum size of the plot shall be more than 2 Ha;

(ii) the minimum width of approach road as required under ODA (P&BS) Rules, 2020 shall not be less than 12 meters;

(iii) no relaxation on required width of approach road specified for subdivisional layouts shall be permitted;

(iv) the proposal for development shall only be considered on recommendation of DP and BP Committee with representatives from Water Resource Department, State Pollution Control Board and Public Health Engineering Department.

(v) Notwithsatnding anything to the contrary to the provisions specified in this rule all other conditions applicable for Subdivisional layout under ODA (P&BS) Rules, 2020 shall be applicable.

(9) Construction of building shall be permitted in Environmentally sensitive Zone, if the following conditions are satisfied along with other conditions of these rules, namely:—

(i) the minimum size of the plot shall be 4000 square meters;

(ii) the minimum width of approach road shall be 12 meters;

(iii) the maximum coverage shall not exceed 40% of the area;

(iv) the proposal for development shall only be considered on recommendation of DP and BP Committee with representatives from Water Resource Department, State Pollution Control Board and Public Health Engineering Department;

(v) approval of building plan on a sub-plot within such sub-divisional layout which has been approved as per the provisions prescribed under sub-rule (8) shall be considered as per provisions of ODA (P&BS) Rules, 2020 without the restrictions specified under Clause (i) to (iv) above.

Table No. 3A: Land Uses Permitted/Prohibited in different Land Use Zones

Sl. No	LUZ	Uses/Activities Permitted	Uses/ Activities Permissible on recommendation of DP and BP Committee	Uses/Activities Prohibited
a	b	c	d	e
1	**Residential Use Zone**	1. All types of Residential activities 2. Hostel,Boardingand lodging houses 3. Night shelters, dharamshalas, guest houses 4. Services for households (saloon, parlors, bakeries, sweet shop, dry cleaning, internet kiosk, etc) 5. Retail shopping 6. Neighborhood level Social, cultural and recreational facilities with adequate parking provisions 7. Community centers, club, auditoriums 8. Marriage and	1. Shopping Mall & Multiplex 2. Places of entertainment, cinema halls 3. Restaurants and hotels 4. Tourism related services 5. Marketsfor retailgoods 6. Petrol FillingStations 7. Motor vehicle repairing workshop/garages, 8. Colleges andresearch institutions 9. IT, IT enabled services 10. Stadiums, shooting range 11. Storage of LPG	1. Use/activity not compatible to the land use 2. Heavy, large and extensiveindustries, noxious, obnoxious and hazardous industries 3. Warehousing, storage godowns of perishables, hazardous, inflammable goods, wholesale mandis , junk yards 4. Workshops for buses 5. Slaughter houses 6. Hospitals treating contagious

		community halls 9. Educational buildings (nursery, primary, high – school) 10. Health clinics, yoga centers, dispensaries 11. Library and gymnasiums 12. Exhibition and art galleries 13. Places of worship 14. Municipal, state and central Government offices 15. Outdoor and indoor games 16. Public utilities and building except service and storage yards, electrical distribution depots and water pumping stations 17. Nursery and green houses. 18. Police posts/station and post offices. 19. Banks and professional offices not exceeding one floor. 20. nursing homes and health centers (20beds) 21. Household industries if the area for such use does not exceed one floor and there shall be no public	cylinders 12. International conferencecenter 13. district battalion offices, 14. Burial grounds, 15. forensic science laboratory 16. Sewage treatmentplants 17. Solid Waste Treatment Plant/Composting Sites 18. Water treatmentplants 19. Printing presses employing not more than 10 persons 20. Godowns/ware-housing of non - perishables 21. Consulates 22. Hospital 23. Public Bus depots	diseases 7. Sewage disposal sites 8. Solid waste dumping grounds 9. Zoological garden, botanical garden, bird sanctuary

		display of the goods. 22. Bus stops, taxi stands, 3 wheeler/auto stands, rickshaw stands 23. Parks and tot-lots		

a	b	c	d	e
2	**Retail Commercial and Business Use Zone**	1. Retail business, mercantile 2. Commercial center 3. Residential uses 4. Servicegarages 5. Banks and financial services and stock exchanges 6. Printingpresses employing not more than 10 persons. 7. Perishable goods markets 8. 20 bedded Hospitals 9. Business and ProfessionalOffices 10. Composting Sites 11. Private institutional offices, Govt. and semi Government offices 12. Shops and shopping malls 13. Commercial services 14. Colleges, polytechnics and higher technical institutes 15. Restaurants and hotels 16. Sports complex and stadiums 17. Transit Home 18. Hostels, boarding houses social and welfare institutions guest houses 19. Convenience and neighborhood shopping centers, local shopping centers, weekly and formal markets, bakeries and confectionaries	1. Wholesale Storage Yards 2. Weigh bridge 3. slaughter houses, 4. Sewage treatmentplants 5. Solid Waste Treatment Plant 6. Hospital with more than 20 beds 7. Agricultural uses, storage of perishable and inflammable commodities 8. District battalion offices 9. Sports training centers	1. Pollutingindustries. 2. Heavy, extensive,noxious, obnoxious, hazardous and extractive industrial units 3. Hospitals/ research laboratoriestreating contiguous diseases 4. Poultry farms, dairy farms, 5. Sewages disposal sites, solid wastedumping grounds 6. Quarrying of gravel, sand, clay and stone 7. Zoological gardens, botanical gardens and bird sanctuary 8. Use/activity not compatible to the land use

a	b	c	d	e
		20. Cinema halls, theaters, banquet halls, auditoriums 21. Places of entertainment, recreational uses and museums 22. Convention centers 23. Marriage and community halls, night shelters 24. Public utilities, telephone exchanges 25. Clinics and nursing homes, Hospitals 26. Religious places 27. Petrol Pumps 28. Police posts/station and post offices 29. Residential projects 30. IT and IT enabled services 31. Commercial institutes, research and training institutes 32. Parking lots, Taxi stands, 3 wheeler/auto stands, rickshaw stands 33. Picnic Hut 34. Forensic science laboratory		

a	b	c	d	e
3	**Wholesale Commercial Use Zone**	1. Wholesale and retail business 2. Wholesale and storage buildings 3. Service centers, garages, workshops 4. Banks and financial , services 5. Government and Semi Govt.offices 6. Associated residential uses, residential, apartment 7. Commercial and business offices and work places 8. Petrol pumps and service stations on roads of 30 meter or more ROW 9. Godowns, covered storage and warehousing 10. Weigh bridges 11. Bus stops, taxi stands, 3 wheeler/auto stands, rickshaw stands 12. Parking spaces 13. Restaurants 14. Water treatment Plants 15. Public utilities 16. Police station/ posts, post office	1. Truck terminal, bus depots and parking, Freight terminal 2. Warehousing, storage godowns of perishable, inflammable goods, coal, wood, timber yards 3. Non- polluting, non-obnoxious light industries 4. Junk -yards 5. Gas installation and gas works 6. Railway yards and stations, road freight stations	1. Use/activity not compatible to the land use 2. Polluting Industries 3. Large scale storage of hazardous and other inflammable materials except in areas, specifically earmarked for the purpose

a	b	c	d	e
4	**Industrial Use Zone**	1. All kind of non-polluting industries 2. General business 3. Industrial Research Institute 4. IT and ITES 5. SEZs notified by Government of India 6. sports/ stadiums/ playgrounds 7. Cold storage and ice factory 8. Loading, unloading spaces 9. Warehousing, storage and depots of non-perishable and non-inflammable commodities 10. Gas godowns 11. Govt semi –govt. private business offices 12. Wholesale business establishments 13. Banks, financial institutions and other commercial offices 14. Petrol filling station with garages and service stations 15. Bus terminals and bus depots and workshops 16. Parking, taxi stands,	1. Heavy, extensive and other obnoxious, hazardous industries subject to the approval of the Odisha Pollution Control Board 2. Recreational sports or centers 3. Technical Educational Institutions, Schools and colleges 4. Junkyards 5. Sewage disposal works, electric power plants, service stations 6. Religious buildings 7. Major oil depot and LPG refilling plants 8. Residential building in non-polluting industrial area 9. Affordable Housing 10. Gas installations and gas works 11. Helipads 12. Hotels, motels, guest houses	1. Use/activity not compatible to the land use 2. Irrigated and sewage farms.

a	b	c	d	e
		3 wheeler/auto stands, rickshaw stands 17. Residential buildings for essential staff and for watch and ward 18. Public utilities 19. Agro-based industries, dairy and farming 20. Workshops garages 21. Industrial Housing, 22. Museum, Hospitals and medical centers, Social buildings		

a	b	c	d	e
5	**Public and Semi-public / Institutional Use Zone**	1. Government offices, central, state, local and semi-Government, public undertaking offices 2. Residential 3. Commercial and IT services 4. Defense quarters 5. Universities and specialized educational institutions, colleges, schools, research and development centers 6. Social and welfare centers 7. Libraries 8. Hostels, transit accommodation 9. Nursery and kindergarten, welfare center 10. Retail commercial including Entertainment and recreational complexes 11. Open air theater, playground 12. Residential club, guest house and Hotels 13. Parking areas, taxi stands, 3 wheeler/ auto stands,	1. Workshops for servicing and repairs 2. Processing and sale of farm products 3. Bus and Truck terminals, helipads	1. Use/activity not compatible to the land use 2. Heavy, extensive and other obnoxious, hazardous Industries 3. Slaughterhouses 4. Junkyard 5. Wholesale mandies 6. Dairy and poultry farms farm houses

a	b	c	d	e
		rickshaw stands 14. Hospitals, health centers, dispensaries and clinics 15. Social and cultural institutes 16. Religious buildings 17. Conference halls 18. Community halls, kalyan mandap, dharamashala 19. Museums, art galleries, exhibition halls, auditoriums 20. Police stations, police lines, jails 21. Local state and Central Govt. offices uses for defence purpose 22. Educational and research institutions 23. Social and cultural and religious institutions 24. Local municipal facilities 25. Uses incidental to Govt. offices and for their use 26. Monuments		

a	b	C	d	e
6	**Utility and Service Use Zone**	1. Post offices, Telegraph offices, public - utilities and buildings 2. Service industry 3. Water Treatment Plant, Sewage Treatment Plant, Solid waste Treatment Plant solid waste dumping grounds 4. Radio transmitter and wireless stations, telecommunication centers, telephone exchange 5. Information/ Payment kiosk 6. Water supply installations 7. Sewage disposal works 8. Service stations 9. Cremation grounds and cemeteries/burial ground 10. Power plants/ electrical substation 11. Radio and television station 12. Fire stations	1. Warehouse/storage godowns 2. Health center for public and staff or any other use incidental to public utilities and services 3. Residential use 4. Truck terminals, helipads 5. Commercial use center 6. Institutional building	1. Use/activity not compatible to the land use 2. Heavy, extensive and other obnoxious, hazardous industries

a	b	c	d	e
7	**Open Space Use / Recreational Use Zone**	1. Specialized parks/ maidans for multipurpose use 2. Building and structure ancillary to use permitted in open spaces and parks such as stands for vehicles on hire, taxis and scooters 3. Commercial use of transit nature like cinemas, circus and other shows 4. Regional parks, district parks, playgrounds, children's parks 5. Open Parking areas, Caravan parks 6. Stadiums, 7. Shooting range, sports training center 8. Swimming pools 9. Botanical and Zoological garden, bird sanctuary 10. Green belts 11. Animal racing or riding stables 12. Open air cinemas/ theatre 13. Open air theater, theme parks, amphitheaters 14. Residential	1. Public assembly halls 2. Restaurants, picnic huts, holiday resorts 3. Entertainment and recreational complexes 4. Community hall, library 5. Residential club, guest house 6. Camping sites 7. Yoga and meditation centers 8. Commercial uses center 9. Special education areas 10. Institutional 11. Bus and railway passenger terminals 12. Public utilities and facilities such as police post, fire post, post and telegraph office, health center for players and staff	1. Use/activity not compatible to the land use

a	b	c	d	e
8	**Transportation Use**	1. All types of roads 2. Way side shops and restaurants 3. Railway stations and yards 4. Airport 5. Bus stops and Bus and Truck Terminals 6. Taxi stands, auto stands, rickshaw stands, Ferry ghats 7. Institutional Use 8. Parking areas 9. Multi-level car parking 10. Filling stations, Transport offices, booking offices 11. Night shelter, boarding houses, 12. Banks, Restaurants 13. Commercial use 14. Workshops and garages 15. Automobile spares and services Godowns, 16. Warehouses, Storage depots 17. Loading and unloading platforms (with/without cold storage facility, weigh bridges) 18. Utility networks (drainage, sewage, power, telecommunications)	1. Authorized/ Planned Vending areas 2. Incidental/ ancillary residential use 3. Emergency health care centre 4. Tourism related project 5. All ancillary (complimentary) uses for above categories (subject to decision of the Authority)	1. Use/activity not compatible to the land use

a	b	c	d	e
9	**Agricultural and Allied Use Zone**	1. Agriculture and Horticulture 2. Parks and other recreational uses 3. Dairy and poultry farming, milk chilling center 4. Storage, processing and sale of farm produce 5. Agro Serving, agro processing, Agro business 6. Dwelling for the people engaged in the farm (rural settlement) 7. Farm houses and accessory buildings, 8. Country Homes 9. Afforestation	1. Houses incidental to this use. 2. Wayside shops and restaurants 3. Cottage industries 4. Hospital for infectious and contagious diseases, mental hospital after clearance from the Authority 5. Burial and crematorium grounds. 6. Ice factory, cold storage 7. Service industries accessory to obnoxious and hazardous industry 8. Godowns and ware houses 9. Normal expansion of land uses only in the existing homestead land 10. Soil testing lab 11. Solid waste management sites, Sewage disposal works 12. Electric substation 13. Quarrying of gravel, sand, clay or stone 14. Building construction over plots covered under town planning scheme and	1. Use/activity not compatible to the land use 2. Heavy, extensive, obnoxious, noxious and hazardous industries 3. Any activity which is creating nuisance and is obnoxious in nature 4. For notified forest lands, only afforestation is permitted

a	b	c	d	e
			conforming uses 15. Brick kilns and extractive areas 16. Eco-tourism, camping sites, eco-parks, eco lodges, Special outdoor recreations (permissible by the Competent Authority)	

10	**Forest & Plantation Use Zone**	1.Plantation, Specialized parks. 2.Special ecology oriented recreational activities. 3.Botanical/zoological garden, bird sanctuary. 4.Picnic spots. 5. Public utilities and facilities such as police post, fire post.	1.Any other use/activity incidental to forest and plantation permitted .	1. Use/activity notspecifically related to forest and plantation.

a	b	c	d	e
11	**Water Bodies Use Zone**	1. Rivers, canals 2. Streams, water spring 3. Ponds, lakes, Reservoir 4. Wetland, Water logged/marshy area, aquaculture pond	1. Fisheries 2. Boating, water theme parks, water sports, lagoons, Public Projects of entertainment parks as per approved plan of Government. 3. Water based resort with special by-laws 4. Any other use/activity incidental to Water bodies Use Zone	1. Use/activity not compatible to the land use

a	b	c	d	e
12	**Special Heritage Zone**	1. Restoration of protected and enlisted monuments and precincts by the concerned Authority only (ASl/ State Archeology) 2. Heritage interpretation centre, art galleries and sculpture complex 3. Recreational, Theme Parks, 4. Archeological Parks/Gardens. 5. Amphitheatres, Open Air Museums 6. Residential and Public semi-public uses, Commercial activities 7. Educational and research Institutions 8. Auditorium social and cultural institutions, 9. Hospitals and health centers 10. Craft based cottage industries 11. Hotels, guest houses, lodges, resorts 12. camping sites, special training camps 13. Multi-Level Parking	1. Any other compatible use 2. Multiplex, Shopping Mall	1. Use/activity not compatible to the land use 2. Dumping ground 3. Sewerage Treatment Plant

a	b	c	d	e
13	**Special Area Zone**	1. Old built-up areas having mixed land use. 2. Areas of historical or archaeological monuments and architecturally important buildings. 3. Areas of scenic value and needs to be preserved without spoiling the Charachter by putting up various kinds of structures. 4.Village Settlements.	1.Any other use/activity incidental to Special Areas Use Zone is permitted.	1.Use/activity not specificallyrelated to Special AreasUse Zone not permitted herein.

a	b	c	d	e
14	**Environmentally Sensitive Zone (ES)**	1. River side green areas, River front developments 2. Scenic value areas, Theme parks, yoga parks, sports centers and community recreational areas, 3. sculpture complex, 4. lagoons and lagoon resort, 5. water sports, 6. Art academy, 7. music pavilions 8. media centres, 9. food courts, 10. Parking areas, 11. visitor facilities 12. Existing village settlements, Existing residential or other uses 13. Boating , Picnic huts, Camping sites Special Training	1. Hospitals and health Institutions 2. Educational institutions including technical education and research institutes 3. Water Treatment Plant, Sewage Treatment Plant, Solid waste Treatment Plant solid waste dumping ground 4. Micro Composting Site 5. Apartment buildings having 100% stilt. 6. Plotted Developemt Scheme with minimum 2 Ha area 7. Development between river, stream, canal and the embankment with clearance of Water	1. Use/activity not compatible to the land use 2. Plotted Housing 3. Small industries or small institutions

		camps 14. Tourist and pilgrim related commercial activities, hotels and lodges 15. Non-polluting, agro-based and processing industries, Storage or Godowns for food grains	Resource Department or any other competent authority 8. International convention centre 9. Kalyan Mandap 10. Resorts	

a	b	c	d	e
15	**Mining Zone**	1. Residential/ labour colonies 2. Utilities like -truck/ JCB/conveyor belt water harvesting 3. Plantation/ afforestaion 4. Duming sites(Solid waste, fly ash) 5. Storage god owns 6. Brick kiln 7. Cottage industries, fly ash blocks, cement blocks production.	1. Any activity shall be permitted on recommendation of DP & BP Committee.	1. All uses not specfically permitted / recommended in column (a) & (b)

a	b	c	d	e
16	**Buffer Restricted Development Zone**	1. Plotted residential / development. 2. Hostel , boarding 3. Exhibition, art galleries 4. Nursery and green houses 5. Parks and children play ground 6. Petrol pump, Gas filling stations(if along transport routes) 7. Educational instutions, School , Collage, University, Research institutes. 8. Dairy and poultry firms, farm house 9. Religious buildings 10. Botanical / zoological garden, bird sannctuary 11. Green belts 12. Yoga and mediation centers.	1. Petrol pump, Gas filling station (if along water bodies , canal) 2. Bank and finacial organisation 3. Bus stops, taxi stands 4. IT and ITEs services 5. Warehouse/ storage godowns 6. Open air theater , theme parks, amphitheatres 7. Fire post, Police station, Post and tekegraph office 8. Restaurant	1. Heavy, large and extensive industries, noxious, obnoxious and hazardous industries. 2. Warehouse storage godwons of perishaables hazardous, inflammable goods, wholesale mandis, junk yards. 3. Slaughter houses 4. Hospitals treating contagious diseases.Sewage treatment plants and disposal sites. 5. Water treatment Plants, solid waste dumping grounds. 6. Outdoor and indoor games stadium, shooting range 7. Zoological garden, botanical garden, bird santuary 8. International conference centers 9. District battalion offices, forensic science laboratory 10. Burial ground, cremation ground and cemeteries 11. Quarrying of gravel clay etc. 12. Water treatment plant, Sewage treatment plant, Solid wasteTreatmentplantand solid waste dumping ground. 13. Truck, terminals,helipads 14. Power plants/electrical substation

27B. Negative List of Activities within notified Transit Oriented Zones (TOZ).— (1) Subject to other provisions of Rule 75, the TOZ shall allow flexibility in provision of a mix of various uses within the same plot, with the exception of the following polluting and potentially hazardous uses affecting security, safety and environmental quality, of such areas,

(i) Retail shops - building materials, timber, building products, marble, iron, steel and sand, firewood, coal,

(ii) Retail shops - building materials, timber, building products, marble, iron, steel and sand, firewood, coal,

(iii) Repair shops - automobile repair and workshops, cycle rickshaw repairs, tyre resorting and retreading, battery charging,

(iv) Service shops - flour mills, (more than 3 KW power load), fabrication and welding,

(v) Storage, godown and warehousing,

(vi) Manufacturing units (excluding household industry),

(vii) Junk shop,

(viii) Other hazardous, polluting and nuisance causing uses,

(ix) any other use which in view of Authority is analogous to entries listed above;

27C. Negative List of Activities within Mixed-Use Zone. — (1) Subject to other provisions of Rule 76, the Mixed Use Overlay Zone shall allow flexibility in provision of a mix of various uses within the same plot, with the exception of the following polluting and potentially hazardous uses affecting security, safety and environmental quality, of such areas,—

(i) Retail shops - building materials, timber, building products, marble, iron, steel and sand, firewood, coal,

(ii) Repair shops - automobile repair and workshops, cycle rickshaw repairs, tyre resorting and retreading, battery charging,

(iii) Service shops - flour mills, (more than 3 KW power load), fabrication and welding,

(iv) Storage, godown and warehousing,

(v) Manufacturing units (excluding household industry),

(vi) Junk shop,

(vii) Other hazardous, polluting and nuisance causing uses,

(viii) any other use which in view of Authority is analogous to entries listed above."

By Order of the Governor
USHA PADHEE
Principal Secretary to Government

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